



CAMBRIA COMMUNITY SERVICES DISTRICT

MEETING	TIME & DATE	LOCATION
PROS Committee	2:00 PM Thursday, August 21, 2025	Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

AGENDA

Regular PROS Committee Meeting

August 21, 2025 2:00 PM

In person at:

Cambria Veterans' Memorial Hall
1000 Main Street, Cambria, CA 93428

AND via Zoom at:

Please click the link to join the webinar: [HERE](#)

Webinar ID: 832 7678 2928

Passcode: 738283

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the CCSD Administration Office, available for public inspection during District business hours. The agenda and agenda packets are also available on the CCSD website at <https://www.cambriacsd.org/>. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda or other documents in the agenda packet provided in an alternative format, contact the Confidential Administrative Assistant at 805-927-6223 at least 48 hours before the meeting to ensure that reasonable arrangements can be made. The Confidential Administrative Assistant will answer any questions regarding the agenda.

1. OPENING

- 1.A Call to Order
- 1.B Establishment of Quorum
- 1.C Chair Report
- 1.D Agenda Review
- 1.E Ad Hoc Subcommittee Report(s)
- 1.F Committee Member Communications

Any Committee Member may make an announcement, report briefly on his or her activities, or ask a question for clarification.

2. REPORTS FROM AFFILIATED COMMUNITY GROUPS STARTING AROUND 2:15 PM

- [County Parks and Recreation Commission](#), District 2 Commissioner Ron Roach
- [Beautify Cambria](#), Claudia Harmon Worthen
- [Forest Committee](#), Laura Swartz

- Friends of the [Cambria Dog Park](#), Shelly Becker
- [Greenspace the Cambria Land Trust](#), Executive Director Karin Argano
- [Kenneth Norris Rancho Marino Reserve](#), Reserve Director Keith Seydel
- Lampton Cliffs Adopt-a-Park Iceplant Removal Project, Suzanne Fiedler
- [The Land Conservancy of San Luis Obispo County](#), ED Kaila Dettman, or Daniel Bohlman

3. PUBLIC COMMENT NOT ON THE AGENDA

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. Future agenda items can be suggested at this time. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes.

4. REPORTS & PROJECT UPDATES

4.A Facilities & Resources Manager’s Report, David Aguirre

4.B Friends of the Fiscalini Ranch Preserve Report, FFRP Executive Director Kitty Connolly

4.C Skatepark Project Update Report, Juli Amodei

5. CONSENT AGENDA

5.A Consideration to Approve the June 18, 2025 Regular Meeting Minutes

6. REGULAR BUSINESS

6.A Discussion Regarding Installation of Signage on District-Owned Property to Help Increase Driver Awareness of Deer and Other Wildlife, and Consideration of Forming an Ad Hoc Committee to Bring Recommendations

6.B Community Park Phase 3 Planning Update

6.C Discuss Ideas Regarding the Effectiveness of the Agenda and the Reports

7. FUTURE AGENDA ITEMS

8. ADJOURN



CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF JUNE 18, 2025, SPECIAL PARKS, RECREATION & OPEN SPACE (PROS) COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A special meeting of the Parks, Recreation & Open Space (PROS) Committee of the Cambria Community Services District was held at the Cambria Veterans' Memorial Hall, located at 1000 Main Street, Cambria, CA 93428, on Wednesday, June 18, 2025, at 2:00 PM

1. OPENING

1.A Call to Order

Chairperson Thomas called the meeting to order at 2:00 p.m.

1.B Establishment of Quorum

A quorum was established at 2:01.

Committee members present: Michael Thomas, Jeff Wilson, Shannon Sutherland, Mark Glanzman, Gary Stephenson, and Matthew Jaffe.

Staff present: Due to a conflict with the Meet the General Manager event, General Manager Matthew McElhenie attended a portion of the meeting.

1.C Chair Report – 2:02

Chairperson Thomas reported the following:

The new East Ranch restroom opened on June 6.

At its June 12 meeting, the Board approved the Preliminary Budget for Fiscal Year 2025-2026.

The July 1 weed abatement is approaching.

The upcoming June 20 Microsoft Teams meeting is an opportunity for public comment on the draft North Coast San Luis Obispo Regional Ecological Strategy for Improving Landscapes (SLO-RESIL) Project Specific Analysis.

1.D Agenda Review – 2:04

Because this was a Special Meeting focused on PROS Committee Goals, Chairperson Thomas announced that committee reports would be skipped and public comment should be limited to agenda items.

1.E Ad Hoc Subcommittee Report(s) – 2:05

Ad Hoc reports were skipped as directed above.

1.F Committee Member Communications – 2:05

Committee member Wilson asked about the status of vegetation clearance on the Burton Drive walking path after hearing that a crew was working on the project. Vice Chair Sutherland commented that the work had not been done along Windsor Boulevard.

2. PUBLIC COMMENT ON AGENDA ITEMS – 2:09

Laura Swartz

3. CONSENT AGENDA – 2:10

3.A Consideration to Approve the May 15, 2025 Regular Meeting Minutes

- Laura Swartz clarified that a reference to oak trees in the minutes should specify that she was referring to live oak trees. It was agreed that the word “live” would be added to the minutes.

Committee Member Wilson moved to approve the minutes.

Committee Member Glanzman seconded the motion.

The motion was approved: 5-Ayes; 0-Nays; 0-Abstain; 0-Absent

4. REGULAR BUSINESS - 2:17

4.A Discuss Ideas with the Cambria Center for the Arts (CCA) Regarding a Mural for the New Community Park Restroom

- Chairperson Thomas introduced Gail Lampert-Thomas of the Cambria Center for the Arts to lead a discussion about possible mural designs for the new Community Park restroom.
- Gail Lampert-Thomas offered background on the history of murals in Cambria and the role the community has played.
- The CCA has offered to provide design help, materials, and teams to paint the restroom murals. It will also conduct a design competition.
- During a brainstorming session, PROS Committee members provided keywords and design themes that could help guide planning. Among the suggestions: bright and contemporary, Native American, depictions of native plants (specifically Monterey pines) and local wildlife, history of the Rodeo Grounds site, and dogs.
- The conversation spurred a number of questions: Could there also be interior murals? What about landscaping around the restroom? With regards to fundraising related to the mural painting, it was quickly clarified by Vice Chair Sutherland and Kitty Connolly, executive director of Friends of the Fiscalini Ranch Preserve, that no fundraising can take place on Fiscalini Ranch property itself.
- Vice Chair Sutherland agreed to work as a liaison with CCA.
- In public comment, Laura Swartz spoke in favor of improvements to the park while also expressing concerns about funding reductions for Fiscalini Ranch during the last couple of years.

4.B Discuss and update the PROS Goals – 2:44

- Vice Chair Sutherland led a discussion about updating goals over the next year. She suggested that the committee should align these goals with the individual components of the Community Park Plan.
- The Coastal Development Plan (CDP) has been approved. The volleyball court and disc golf course were not part of the original park plan.
- Based on a meeting with the County, Vice Chair Sutherland said that the disc golf course would likely be approved.

- The committee discussed the need for raising revenue from grants, donations, and fundraising efforts. Vice Chair Sutherland said it's probable that a 501(c)(3) organization would have to be created for park fundraising. There was also a discussion clarifying that grant money received from the County has already been spent.
- General Manager McElhenie joined the discussion at 2:52 and clarified the County did not require a Pre-Application Meeting and that CCSD staff had submitted a Land Use Modification Application based on information provided by the Ad Hoc Committee. He outlined future steps, depending on the results of any County review.
- Kitty Connolly of Friends of the Fiscalini Ranch Preserve offered more background on funds previously received from the County for the Community Park.
- Chairperson Thomas asked General Manager McElhenie to clarify future steps and actions between the PROS Committee and the CCSD Board. The General Manager anticipated that pending County approval, the Board would have to approve the plan as laid out and that a discussion about financing the project would then ensue. Maintenance could be challenging.
- Responding to comments and questions from Committee Member Stephenson, there was a lengthy conversation about financing, maintenance, and the timeline for completing the different park elements.
- Vice Chair Sutherland said that everything is being done to move the project forward without adding to the burden on the CCSD.
- Community member and business owner Nick Morse inquired about ways to generate income to offset the park's costs.
- Laura Swartz discussed the potential competition for funds between different Cambria open space and recreational interests.
- To best advance the project, committee members volunteered to take responsibility and "ownership" for individual components of the park. These roles will be called Directly Responsible Individuals (DRI).
- The park components were assigned as follows: Picnic Areas, including tables, benches, and gazebo (Gary Stephenson); Disc Golf (Mark Glanzman); Volleyball Court (Jeff Wilson); Landscaping, including signage and pathways (Shannon Sutherland); Outreach and Marketing, Coordination of Resources (Matthew Jaffe).
- The Playground and Playing Fields were not yet assigned because of their greater complexity and costs.

5. FUTURE AGENDA ITEMS – 3:58

- Each DRI will present what they have been working on between meetings.
- Laura Swartz asked about keeping an emphasis on the open space aspect of the PROS Committee's mission.
- Kitty Connolly asked for the PROS Committee to look at the 70 percent budget cut that CCSD has implemented for Fiscalini Ranch maintenance and consider asking CCSD to restore funding to historic levels.

6. ADJOURN – 4:00

Chairperson Thomas adjourned the meeting at 4:00 p.m.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

TREVOR KEITH *DIRECTOR OF PLANNING & BUILDING*

VIA ELECTRONIC MAIL

June 26, 2025

Mathew McElhenie – Cambria CSD mmcelhenie@cambriacsd.org

SUBJECT: Substantial Conformance Determination Acceptance Letter for Project
 Modification MOD2025-00019
 To the Original Development Plan/ Coastal Development Permit DRC2010-
 00026

Dear Mr. McElhenie:

We have received the CCSD's request for (MOD2025-00019), to make modifications to the previously approved Permit DRC2010-00026. The original Permit was approved during the Planning Commission Hearing of September 13, 2012 and (Exhibit B- Conditions of Approval) authorized:

Development Plan DRC2010-00026 /Cambria Community Services District

EXHIBIT C - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes implementation of the Public Access and Management Plan and the proposed Community Park Master Plan for the Fiscalini Ranch Preserve (FRP). The project includes:
 - Improvements and additions to the existing trail system on the West FRP and East FRP (see Table A for list of specific trails);
 - Management and restoration of resources on the FRP;
 - Development of a community park on the East FRP.
 - The community park plan includes one sports field (supporting 4 games), a children's playground, dog park, paths, natural areas, and picnic areas.
 - Each proposed trail will be designed for a specific use or multiple uses, including hiking, biking, equestrian, and American Disabilities Act (ADA) accessibility.
 - Restoration projects throughout the FRP, but primarily on the West FRP, including riparian and wetland habitat restoration, bluff and gully stabilization, eradication of weeds and invasive plants, and maintenance of grassland.
 - Signage throughout the FRP to educate and inform the public regarding sensitive natural resources and restoration projects.
 - This Development Plan is a phased project and must be vested within twelve (12) years from the date of approval as further defined in Condition 112. Time extensions past 12 years shall not be granted.

Originally Approved Site Plan DRC2010-00026 (Below)

Community Park



The Scope of the CCSD's Proposed Modifications Include Modifications to East Ranch Community Park- Phase 3

1. A request to provide a nine-hole disc golf course on the southern portion of East Ranch;
 - a. The disc golf course will share space with other pass-through activities.
2. Request to provide a cornhole court south of parking lot & adjacent to group picnic area; and
3. Request to provide horseshoe pits south of the parking lot and near the picnic group area.

Based on the information provided, the Planning and Building Department has determined that the proposed changes are in substantial conformance with the original approved development (DRC2010-00026) and Coastal Zone Land Use Ordinance Section 23.02.038 (Changes to Approved Project). A review of the proposed changes and reason for the determination are provided below.

Basis for Substantial Conformance Determination:

Coastal Zone Land Use Ordinance Section 23.02.038 (Changes to Approved Project) states that three criteria must be met in order to make a determination that the proposed changes are in substantial conformance with the original land use permit.

1. The proposed changes cannot result in any new or increased environmental impacts.
2. The proposed changes cannot result in the need to modify any of the conditions of approval.
3. The proposed changes cannot result in any changes to the aspects of the project that were a specific consideration of the review authority.

Proposed Modified Site Plan (Below)



Proposed Park Amenities:

1. Playground
2. Volleyball Court
3. Multi-Purpose Play Field
4. Gazebo Picnic Area
5. Disc Golf Course
6. Group Picnic Area
7. Horseshoe
8. Cornhole
9. Loop Trail
10. Restroom

Graphic Legend:



Determination:

Nine-hole disc golf course:

The playing field project component is in alignment with the: Conservation Easement, Ranch Management Plan, the environmental impact are minimal and shall comply with all DRC2010-00026 Conditions and Mitigation Measures, plastic chains will be used to mitigate any noise

concerns. There are no requirements for water/dry-use.

Cornhole:

One Standard Cornhole Court measuring 8' x 40'. No excavation required. The cornhole project component is in alignment with the: Conservation Easement, Ranch Management Plan, the environmental impact are minimal and shall comply with all DRC2010-00026 Conditions and Mitigation Measures. There are no requirements for water/dry-use.

Horseshoes:

The horseshoe pit project component is in alignment with the: Conservation Easement, Ranch Management Plan, the environmental impact are minimal and shall comply with all DRC2010-00026 Conditions and Mitigation Measures, no excavation is required, pits will measure 3 ft x 45 ft each. There are no requirements for water/dry-use.

A Final Environmental Impact Report (FEIR) was prepared for this project (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.). The EIR was certified by the Cambria Community Services District on November 16, 2009. The FEIR addresses potential impacts on: aesthetics, air quality, biological resources, cultural resources, hydrology, geology and soils, noise, hazards and hazardous materials, public services and utilities, transportation and circulation, and water supply. Mitigation measures were proposed to address these impacts and are included as conditions of approval. No overriding considerations were determined necessary because no significant and unavoidable impacts would result from the proposed project. See Exhibit B for specific CEQA Findings.

Modifications remain consistent with the scope of work and original conditions of approval. The modifications are required to continue to comply with the prior CEQA Findings, Mitigation Measures and Conditions of Approval. Therefore, no new or increased environmental impacts will occur.

No conditions of approval will be modified as a result of the project modifications and no new conditions of approval are required as a result of the modifications. The modifications continue to comply with all original conditions of approval.

Permit DRC2010-00026 was approved during the Planning Commission Hearing of September 13, 2012. The Planning Commission approved the implementation of the Public Access and Management Plan and Community Park Master Plan for the Fiscalini Ranch Preserve as a phased development project.

Therefore, the project, as modified, remains substantially consistent with the scope of work which was considered and approved by the review authority (Planning Commission) and complies with the prior CEQA Findings. Therefore, the request does not result in any substantial changes to the aspects of the project that were a specific consideration of the Planning Commission, and the modifications are determined to be acceptable.

Special Requirements:

The proposed modifications shall comply with all original conditions and mitigation measures from the previously approved Permit DRC2010-00026, as well as the following requirements:

Disc Golf Course-

- Ensure no new significant visual impacts. Prepare Visual Impact Assessment (VIA) to assess course visibility from Highway 1 and adjacent trails.
- Include natural screening and muted materials in the design.
- Ensure disc golf course remains in alignment with the Conservation Easement.
- Implement noise minimization methods such as use of plastic chains.

Cornhole Court-

- Ensure avoidance of sensitive habitat areas and trail buffers.
- Ensure compliance with aesthetic mitigations (earth-tone materials, visual screening).

Horseshoe Pits-

- Include in Visual Impact Assessment (VIA) and include screening or fencing if required.
- Ensure compliance with visual and safety standards.

If you have any questions regarding this determination, please contact me at nellis@co.slo.ca.us

Sincerely, Nicole Ellis, Supervising Planner

